**REVISIONS** 

# CITY OF MONROE MONROE OFFICE BUILDING CUP 2019-01

**SECTION 35, TOWNSHIP 28N, RANGE 6E** 

= 144 SPACES

SHEET

SHOWER

SIMILAR

SQUARE

STEEL

STANDARD

STORAGE

TREAD

THICK

STRUCTURAL

SUSPENDED

SYMMETRICAL

TOWEL BAR

TELEPHONE

TEMPORARY

TELEVISION

UNFINISHED

VERTICAL

WEST

MITH

WOOD

MITHOUT

WEIGHT

МŤ

YESTIBULE

WATER CLOSET

WATER HEATER

WATER RESISTANT

WELDED WIRE FABRIC

WATERPROOF

URINAL

TYPICAL

TONGUE & GROOVE

VINYL COMPOSITION TILE

TOP OF CURB

SPECIFICATION

SHT

14692 179TH AVE SE, MONROE, WA 98272

### SITE INFORMATION

MIXED USE - MEDICAL (MM) ZONING: COMP. PLAN DESIGNATION: MIXED USE

PROPOSED USE: GOVERNMENT ADMINISTRATION BUILDING

BULK DEVELOPMENT REQUIREMENT CALCULATIONS

SITE AREA: 2.83 ACRES (123,389 S.F.)

SETBACKS:

FRONT SIDES: REAR:

TOTAL LOT COVERAGE 94,628 S.F.

ADJACENT STREETS

179TH AVE S.E. COLLECTER 147TH ST S.E. LOCAL ACCESS

UTILITY PROVDERS

SEWER: CITY OF MONROE WATER: CITY OF MONROE

CONN

CONNECTION

FOUNDATION

FACE OF CONST

FACE OF FINISH

FACE OF STUDS FOOT OR FEET

FTG

FOOTING

MINIMUM

MOUNTED

MISCELLANEOUS

SC

SCHED

### PARKING SPACE REQUIREMENTS

SPACE PER 300 S.F. STORAGE/REPAIR 1 SPACE PER 1,000 S.F. UNDESIGNATED: 1 SPACE PER 300 S.F. I SPACE PER 50 S.F. MEETING AREAS:

OFFICE: 14,895 / 300 =50 SPACES STORAGE/REPAIR: 7 SPACES 6,266 / 1,000 = 18 SPACES UNDESIGNATED: 5,160 / 300 MEETING AREAS: = 69 SPACES 3,446 / 50

TOTAL ACCESSIBLE SPACES REQ'D = 5 SPACES 160 SPACES PROVIDED INCLUDING 8 ACCESSIBLE SPACES

BICYCLE PARKING REQUIREMENTS

TOTAL SPACES REQ'D

1 PER 12 REQUIRED CAR SPACES 144 / 12 = 12 SPACES

### **PROJECT DATA**

PARCEL NUMBER: 280635004900 SECTION 35, TOWNSHIP 28N, RANGE 6E

PROJECT LOCATION: 14692 179TH AVE SE

MONROE, WASHINGTON 98272 SITE AREA: 2.83 ACRES (123,389 S.F.)

IMPERVIOUS SURFACE AREA: 94,628 S.F.

PARKING AREA: 63,428 S.F. LANDSCAPE AREA: 28,761 S.F. BUILDING AREA: 31,200 S.F.

OCCUPANCY GROUP: CONSTRUCTION TYPE:

### SHEET INDEX

**ARCHITECTURAL** 

COYER SHEET SITE PLAN MAIN FLOOR PLAN

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### **ABBREVIATIONS**

ANGLE

¢ # (E)	CENTERLINE DIAMETER OR ROUND SQUARE EXISTING	CONST CONTR CONT	CONSTRUCTION CONTRACTOR CONTINUOUS CERAMIC TILE	FURR FUT GA GALY
AB ACC AD ADJ AGGR AL ALT APPROX ARCH	PROPERTY LINE  ANCHOR BOLT  ACCESSIBLE  AREA DRAIN  ADJUSTABLE  AGGREGATE  ALUMINUM  ALTERNATE  APPROXIMATE  ARCHITECTURAL	DEMO DEMO DTL DF A DIM P DIM DIS N R DS	DOUBLE DEMOLITION DETAIL DRINKING FOUNTAIN DIAMETER DIMENSION DISPENSER DOWN DOOR DOWNSPOUT	G G G G B H H H H H H H H H
AT BD	ACOUSTICAL TILE BOARD	DWG DWR	DRAWING DRAWER	HM HORIZ
BLDG BLKG BM BOT BL	BUILDING BLOCKING BEAM BOTTOM BUILDING LINE	E EA EJ ELECT ELEY	EAST EACH EXPANSION JOINT ELECTRICAL ELEVATION	ID INSUL INT JAN JT
C CAB CB CI CJ CL	CONDUIT CABINET CATCH BASIN CURB INLET CONST. JOINT CENTERLINE	EQ. EQPT EXIST EXP EXPO EXT	EQUAL EQUIPMENT EXISTING EXPANSION EXPOSED EXTERIOR	LAM LAV LT
CLG CLR CMU	CEILING CLEAR CONCRETE MASONRY UNIT	FACP FD	FIRE ANNUNCIATOR CONTROL PANEL FLOOR DRAIN	MATL MB MAX
COL	COLUMN CONCRETE	FE FIN FLASH FLR FLUOR	FIRE EXTINGUISHER FINISH FLASHING FLOOR FLUORESCENT	MECH MFGR MH MIN MISC

FOS

NIC FURRING NOT IN CONTRACT SHWR FUTURE NOM NOMINAL NTS NOT TO SCALE GAUGE SQ GALYANIZED OA OVERALL GRAB BAR ON CENTER GLASS (GLAZING) OUTSIDE DIA STOR GROUND OVERFLOW DRAIN STRCT GYPSUM WALLBOARD OWNER FURNISH HOSE BIBB CONTRACTOR INSTALL HANDICAPPED OWNER FURNISH HOLLOW CORE OWNER INSTALL TB HARDWARE OPENING HARDWOOD OPPOSITE TEL HEIGHT TEMP HOLLOW METAL PANEL T& G HORIZONTAL PC PRECAST PRECAST CONCRETE PANEL INSIDE DIAMETER PIP POURED IN PLACE CONCRETE INSULATION PLATE / PROPERTY LINE INTERIOR PLASTIC LAMINATE PLASTER UNFIN JANITOR PLYWD UR PLYWOOD JOINT PAIR LAMINATE RISER LAYATORY ROOF DRAIN LIGHT REFERENCE REFR REFRIGERATOR MASONRY REINF REINFORCED MATERIAL REQ'D REQUIRED MACHINE BOLT WD RESILIENT MAXIMUM RM MECHANICAL W/O ROUGH OPENING RO MANUFACTURER RTU ROOF TOP UNIT MANHOLE RWL RAIN WATER LEADER

SOLID CORE

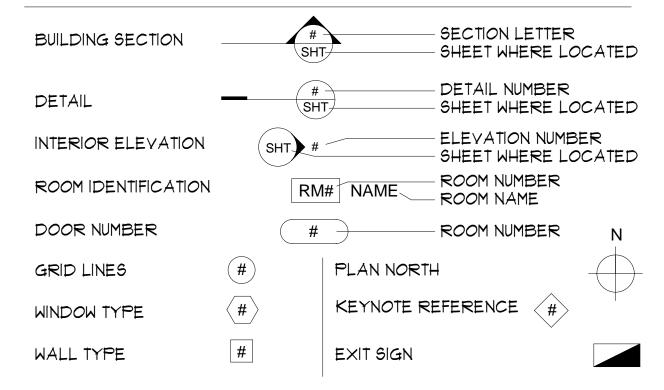
SOAP DISPENSER

SCHEDULE

SECTION

NORTH

## PLAN SYMBOL LEGEND



### **PROJECT TEAM**

CHITECT MJ NEAL ASSOCIATES, PO BOX 1945 WENATCHEE. WA 98801 (509) 663-6455 MARK NEAL mjn@mjnealaia.com	STRUCTURAL ENGINEER: NAME STREET CITY, STATE PHONE CONTACT EMAIL
--	--

OWNER: JMB INVESTMENTS, LLC 10515 20TH ST. SE. STE \*130 LAKE STEVENS, WA 98258 425-359-4487 TIM KAINTZ kaintztk@msn.com

CONTRACTOR: NAME STREET CITY, STATE PHONE CONTACT **EMAIL** 

### **GENERAL NOTES**

- WORK IS TO CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. DISCREPANCIES BETWEEN DRAWINGS AND CODES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT
- 2. DO NOT SCALE DRAWINGS. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY, VERIFY ALL DIMENSIONS BEFORE PROCEEDING.
- 3. VERIFY EXISTING SITE CONDITIONS BEFORE PROCEEDING WITH WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS.
- 4. LOCATE AND PRESERVE EXISTING SURVEY MARKERS.
- 5. LOCATE AND PRESERVE ANY EXISTING UTILITIES PRESENT AND SCHEDULE TO REMAIN UNCHANGED.
- 6. EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF PLYWOOD UNLESS OTHERWISE NOTED.
- 7. INTERIOR DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
- 8. ANY DIMENSIONAL DEVIATIONS AFFECTING THE INTENT OR INCORPORATION OF OTHER ELEMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 9. REFER TO FOUNDATION AND FRAMING PLANS FOR REFERENCE TO STRUCTURAL DETAILING.
- 10. SUBCONTRACTORS AND FABRICATORS TO SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR MATERIALS AND ASSEMBLIES AS INDICATED IN SPECIFICATIONS. DRAWINGS TO SHOW SIZES MATERIALS CONNECTION DETAILS TO ADJACENT MATERIALS. INDICATE ALL REQUIRED BACKING AND BLOCKING.
- 11. REFER TO STRUCTURAL NOTES FOR DESIGN LOADS.
- 12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK.
- 13. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- 14. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT

# Z $\mathbf{\Omega}$

OFFIC 9 19 Z 0 **M** 

2019-11-07 **Scale Factor:** Drawn: File: 19422 Sheet

L=193.65

R=314.81

\$\times 35°14\frac{4}{4}3"

28063500402100

17788 147TH ST SE

YANDERHOUWEN KEITH J

28063500401700

MONROE STORAGE

17600 147TH ST SE

28063500401600

17700 147TH ST SE

SNOHOMISH 29 LAND LLC

PARTNERS I LLC

### EXIST. REFUSE BIN, BRICK ENCLOSURE WITH WOOD FRONT GATE ZONING: = 144 SPACES NEW 4" CONC PAD FOR 6 PLACE BIKE RACK PROPOSED USE: = 5 SPACES BUILDING NEW 6 PLACE BIKE RACK 160 SPACES PROVIDED INCLUDING 8 ACCESSIBLE SPACES NEW WATER LINE FOR BUILDING FIRE SPRINKLER SYSTEM MAXIMUM BUILDING HEIGHT: MAXIMUM LOT COYERAGE: SITE PLAN LEGEND = 12 SPACES SETBACKS: FRONT: 1/4" = 1'-0" PROPERTY LINE REAR: 28063500402700 SETBACK OR EASEMENT SITE AREA: SCN PROPERTIES LLC PROJECT LIMITS LANDSCAPE BUFFER: 17731 147TH ST SE CONTRACTOR STAGING AREA SETBACK IMPERVIOUS SURFACE AREA: N 88° 29'13" E 159.00 - LANDSCAPED AREA 31,200 S.F. BUILDINGS: CONCRETE 130 63,428 S.F. PARKING/PAYED AREA: ASPHALT PAYEMENT TOTAL IMPERVIOUS SURFACE AREA: 94,628 S.F. HYDRANT 28,761 S.F. LANDSCAPE AREA: FIRE DEPARTMENT CONNECTION (FDC) POST INDICATOR VALVE (PIV) SITE UTILITIES SINGLE POST MOUNTED LIGHTING FIXTURE 28063500402600 WATER METER WATER - CITY OF MONROE MONROE YENTURES LLC T ELECTRICAL TRANSFORMER SEWER - CITY OF MONROE 17675 147TH ST SE 28063500401200 SETBACK HOUSING HOPE 14624 179TH AVE SE SETBACK 3**59.6**2 N 88°29'13" W 152 153 15' 15' SETBACK <u>/////</u> 105 0 0 2 0 0

SITE PLAN KEYNOTES

EXIST. PARKING LOT LIGHTING

EXIST. RECESSED CAN LIGHTS IN SOFFIT

NEW CONC. PAD FOR LOADING AREA

EXIST. WALL MOUNTED LIGHT UNDER CANOPY

NEW 5' CONC. WALK FROM DOOR TO SIDEWALK

NEW 5' X 5' X 4" CONC. PAD AT YALYE ROOM DOOR

147TH ST S.E.

(LOCAL ACCESS)

28063500400800

1788Ø 147TH ST SE

MONROE 35 ASSOCIATES LLC

### SITE DESIGN CRITERIA

14692 179TH AVE SE PROJECT ADDRESS: MONROE, WASHINGTON 98272

JMB INVESTMENTS, LLC OWNER: 10515 20TH ST. SE, STE \*130 LAKE STEVENS, WA 98258

280635004900 ASSESSOR'S PARCEL NO.: JURISDICTION: CITY OF MONROE, WA

MIXED USE COMP. PLAN DESIGNATION:

MIXED USE - MEDICAL (MM) GOVERNMENT ADMINISTRATION

2.83 ACRES (123,389 S.F.)

BUILDING SITE VALLEY 147TH ST SE GENERAL HOSPITAL **VICINITY MAP** N.T.S. **GENERAL SITE NOTES:** 

1. CONTRACTOR SHALL PROVIDE AND COORDINATE PLACEMENT, SIZE AND LOCATION OF ALL UNDERGROUND SLEEVE.

- 2. ALL DIMENSIONS TO CURBS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE
- 3. ALL DIMENSIONS TO BUILDING ARE PERPENDICULAR TO PROPERTY LINES UNLESS NOTED OTHERWISE.
- 4. YERIFY ALL LOCATIONS OF PROPERTY LINES, UTILITY LINES AND EXISTING STRUCTURES.
- 5. REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO EXISTING SURFACES AND STRUCTURES PROVIDE APPROPRIATE TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING CONDITIONS. EXTEND CONCRETE OR ASPHALT REPLACEMENT TO A UNIFORM TRANSITION OR THE NEAREST EXISTING JOINT.

### **LEGAL DESCRIPTION:**

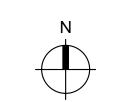
SEC 35 TWP 28 RGE Ø6TH PTN OF SE1/4 SE1/4 DAF - BEG AT SE COR SD SEC 35 TH NØØ\*59 27W ALG E LN OF SD SEC 35 FOR 220FT TPB TH 589\*00 33W AT R/A TO SD E LN 329.90FT TO BEG OF A TANG CRY TO THE R HAYGA RAD OF 284.81FT TH WLY ALG SD CRY AN ARC DIST OF 175,19FT THRU C/A 31\*14 42 TH N55\*44 45W 67.91FT TH NØØ\*59 26W DIST 24Ø.33FT 13E DIST 389.62FT TAP ON THE E LN SD SEC 35 TH SØØ\*59 27E ALG SD E LN DIST 214.72FT TPB EXC E 3ØFT FOR RD AKA LOT 2 OF SP AF 7908170205 & REV BY BLA RECAF 8911290086 & SURY AF 8911275005

28063600300400 PUBLIC HOSPITAL DISTRICT #1 14701 179TH AVE SE

SETBACK

### FUTURE PHASE ARCHITECTURAL SITE PLAN 1" = 30'-0" @ FULL SIZE





Date:	2019-11-07
Scale Factor:	1_
Drawn:	JJB
File:	19422

NEAL ASSOCIATES

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STATE OF WASHINGTON

REGISTERED

ARCHITECT

**REVISIONS** 

REVISIONS

### **WALL LEGEND**

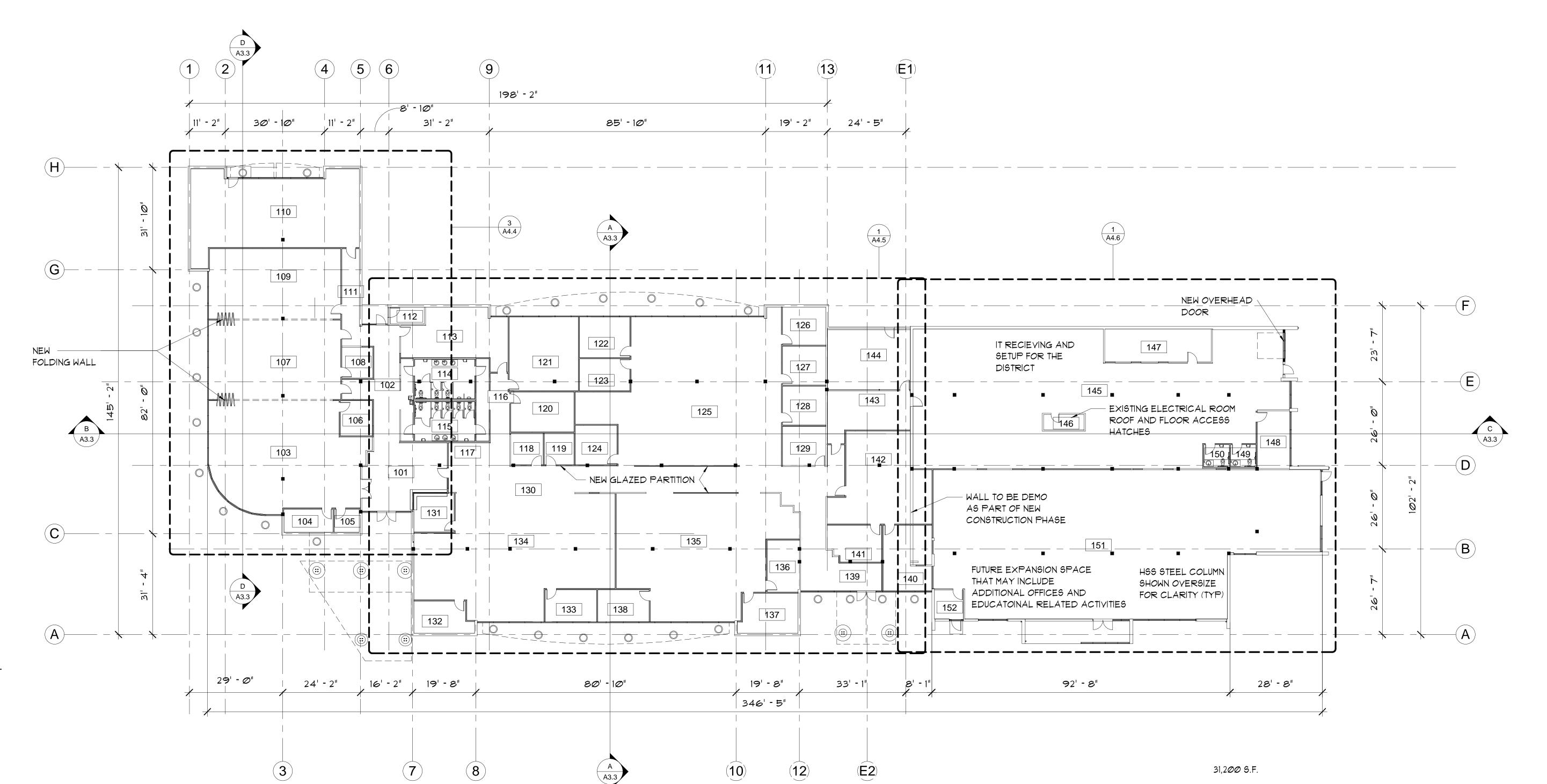
MAIN FLOOR PLAN KEYNOTES

# KEYNOTE SYMBOL

□ □ □ □ WALLS TO BE REMOVED

NEW WALLS

WALLS TO REMAIN





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REGISTERED ARCHITECT

MARK DIEAL

STATE OF WASHINGTON

# MONROE OFFICE BUILDING

Date:	2019-11-07				
Scale Factor:	11				
Drawn:	JJB				
File:	19422				
A2.2					

11/12/2019 4:09:25 PM M:\19\1942

N

**FUTURE PHASE MAIN FLOOR PLAN** 

1/16" = 1'-0" @ FULL SIZE